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Maine Land Use Planning Commission  
Department of Agriculture, Conservation and Forestry

For office use:

Tracking No. 49195BP 15495A\$ 73.20LUPC - **Building Permit Amendment****1. APPLICANT INFORMATION**

SHORT FORM for Residential Development

Applicant Name(s) <u>Tim + Suzanne Laney</u>	Daytime Phone <u>207-242-9587</u>	FAX (if applicable)
Mailing Address <u>PO Box 68</u>	Email (if applicable) <u>slaney1@roadrunner.com</u>	
Town <u>Mount Vernon</u>	State <u>Me</u>	Zip Code <u>04352</u>

**2. PROJECT LOCATION AND PROPERTY DETAILS**

Township, Town or Plantation <u>Dallas Pit.</u>	County <u>Franklin</u>
Tax Information (check Tax Bill) Map: <u>13</u> Plan: _____ Lot <u>23C</u>	All Zoning at Development Site (check the LUPC map) <u>DRS3</u>
<b>Road Frontage.</b> List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot: Road #1: <u>Camp Wayami Road</u> Frontage <u>142</u> ft. Road #2: _____ Frontage _____ ft.	<b>Water Frontage.</b> List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot: Waterbody #1: _____ Frontage _____ Waterbody #2: _____ Frontage _____

**3. EXISTING STRUCTURES** (Fill in a line for each existing structure)Previously issued Building Permit BP 15495

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Horizontal Distance (in feet) of structure from nearest:						
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters	

**4. PROPOSED ACTIVITIES** (Fill in a line for each new or modified structure)

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Proposal (check all that apply)								Exterior Dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest:					
	New structure*	Reconstruct*	Expand	Relocate*	Remove	Enclose deck/porch	Permanent foundation*	Change dimensions or setbacks		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
<u>Dwelling</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>34'x26'x30'H</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>120'x 60'xL</u>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							

**\* Reconstructions, Relocations, Permanent Foundations and New Accessory Structures:**

- a. If the structure or foundation will not meet the LUPC's minimum setback distances from property lines, roads, water bodies or wetlands, explain what physical limitations (lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting setbacks:



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- b. For reconstructions, has the existing structure been damaged, destroyed or removed from your property? ☐ YES ☒ NO  
 If YES, was the structure in regular active use within a 2-year period preceding the damage, destruction or removal? ☐ YES ☐ NO  
 If YES, provide the date the structure was damaged, destroyed or removed: \_\_\_\_\_

LUPC - AUGUSTA

### 5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE (If applicable, fill in this table)

	Proposed New Area (in sq. ft.) of cleared/filled/disturbed soil:	Distance (in feet) between edge of cleared/filled area and the nearest:					
		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetlands
Cleared area	Same						
Filled/disturbed area	Same						

### 6. PROSPECTIVELY ZONED AREAS (RANGELEY AREA ONLY)

**Buffering in Prospectively Zoned Areas.** Is your property located in one of the following Prospectively Zoned Plantations or Townships? \_\_\_\_\_

☒ YES ☐ NO

 Adamstown Twp.  
Rangeley Plt.

 Dallas Plt.  
Richardsontown Twp.

 Lincoln Plt.  
Sandy River Plt.

 Magalloway Plt.  
Townships C, D, and E.

If YES, please complete the following table regarding the width of the vegetative buffers at the narrowest point between the existing and proposed structures and the nearest applicable road, property line, and subdistrict setbacks as applicable:

Standard Minimum Required:	Width of Vegetated Buffers			
	Road	Side Property Line	Rear Property Line	Subdistrict Boundary (If D-ES or D-CI)
	25 feet in D-GN, D-GN2, D-GN3 50 feet in D-RS, D-RS2, D-RS3 75 feet in D-ES and D-CI	15 feet	15 feet	50 feet Buffer to other Subdistricts
This property:	85' feet	25' feet	60' feet	_____ feet

Note: You may be required to submit Exhibit E: Documentation for Exceptions to Buffering Requirements. (See instructions on page iii)

### 7. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)

Agent Name (if applicable) <b>Elizabeth Flynn</b>	Daytime Phone <b>207-864-5161</b>	FAX (if applicable)
Mailing Address <b>PO Box 924</b>	Email (if applicable) <b>ncs@earthlink.net</b>	
Town <b>Rangeley</b>	State <b>Maine</b>	Zip Code <b>04970</b>

I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by the LUPC. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, The Commission's review is limited only to land use issues and the Commission does not make any findings related to the MUBEC nor do the LUPC staff inspect buildings or enforce any provisions of that Code.

Please check **one** of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection")

☒ I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

☐ I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s)



 Date **8-16-16**

Date \_\_\_\_\_

## CONDITIONS OF APPROVAL FOR AMENDMENT A TO BUILDING PERMIT BP 15495

1. **At least one week prior to commencing the permitted activities**, the permittee or the designated agent must contact the Commission staff and notify them of the estimated date construction work will start. Notice may be provided in writing, in person, by email, or by calling. If you leave or send a message, please include your full name, telephone number, permit number, and the date the work will start.
2. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
3. All conditions of previously Building Permit BP 15495 shall remain in effect, except Condition #2 of Building Permit BP 15495 which is superseded by Condition #2 of this amendment.

**This permit is approved only upon the above stated conditions and remains valid only if the permittee complies with all of these conditions. Any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.**

### LUPC AUTHORIZATION (for office use)

Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval above, your proposal will meet the criteria for approval, 12 M.R.S.A. §685-B(4) of the Commission's statutes and the provisions of the Commission's *Land Use Districts and Standards*. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.



LUPC Authorized Signature: Sara L. Brusila, Regional Representative

October 3, 2016  
Effective Date





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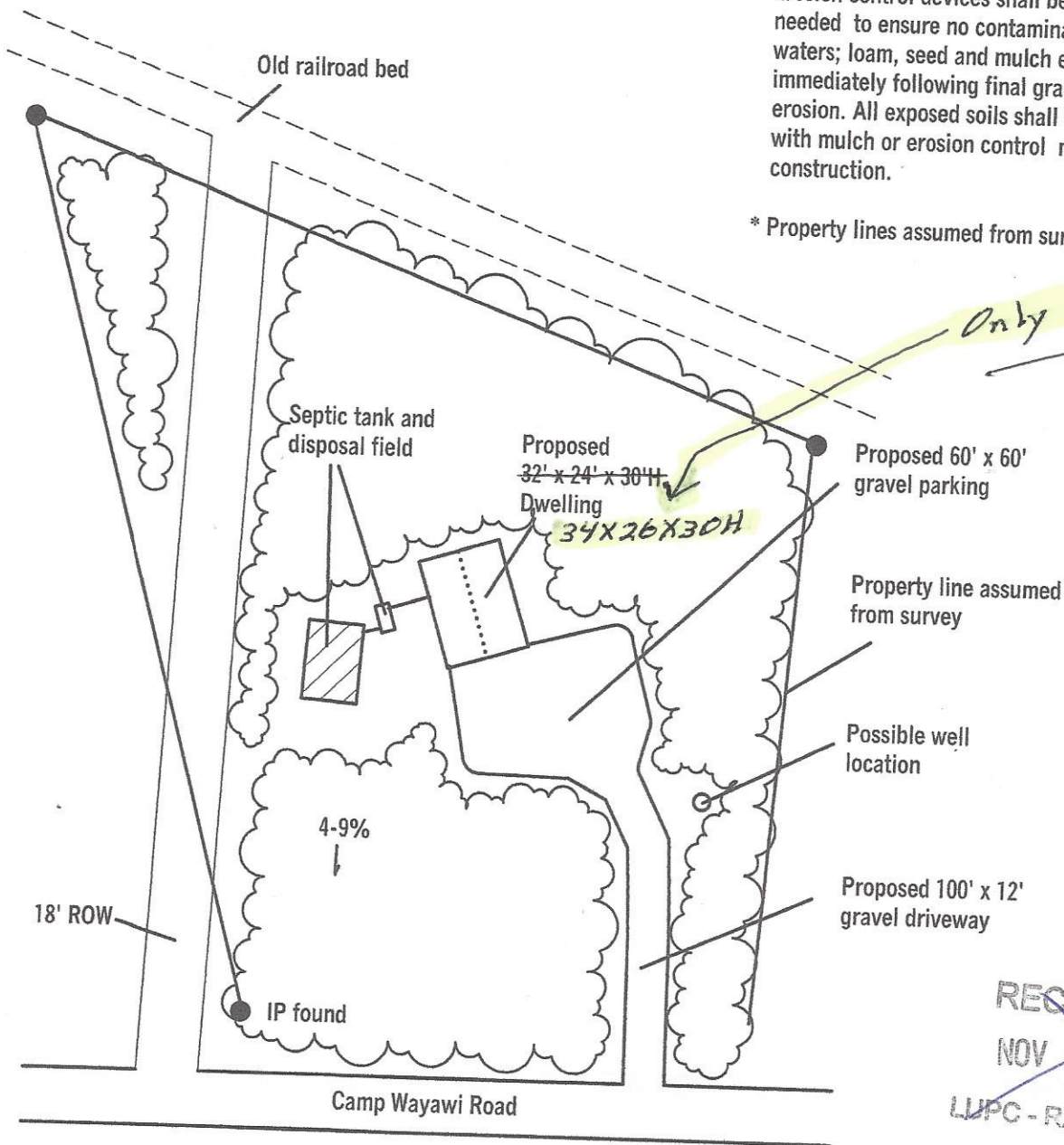
## SITE PLAN

LUPC - AUGUSTA  
NOTES:

\* Erosion control devices shall be used where needed to ensure no contamination of surface waters; loam, seed and mulch exposed soils immediately following final grading to prevent erosion. All exposed soils shall be stabilized with mulch or erosion control mix during construction.

\* Property lines assumed from survey.

Only Change



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LUPC - RANGELEY



Lot size: 1 +/- Acres  
Total new structure: 768 SF  
Total driveway/parking: 4800 SF

## Proposed:

32' x 24' x 30'H SFD  
100' x 12' gravel driveway  
60' x 60' gravel parking

25' 25'  
50'

MAP IS NOT A SURVEY

Suzanne and Tim Laney  
Camp Wayawi Road, Dallas Plt

Site Plan

Scale: 1" = 50'

North Country Soil Services  
Rangeley, Maine

Date: 11 - 14 - 15

Drawn by: EAF